

***BUILD IT. TEST IT. FLY IT.***



**JOE FOSS HANGAR**  
at The Defense Contractor Complex  
Yuma, Arizona







# JOE FOSS HANGAR



Main Office



Conference Room



Kitchen

The 36,646 SF Joe Foss Hangar was constructed according to OSHA requirements in 2013 and is free of hazardous materials. It is a pre-engineered metal building, including the walls and roof structure with vinyl backed insulation. The hangar floor is 10" thick concrete rated at 4,000 PSI, #5 re-bar at 12" on center and supports aircraft up to 90,000 lbs.

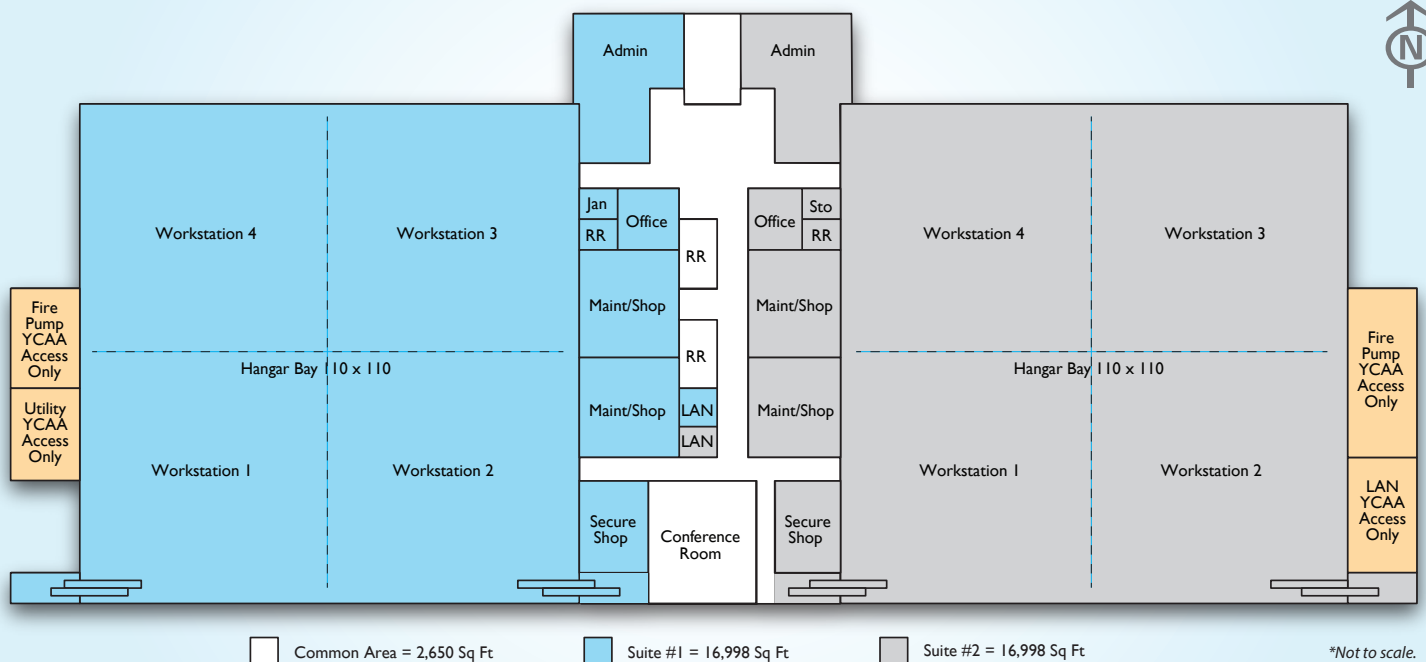
The hangar bays within the Joe Foss Hangar have an AFFF fire protection system and are evaporative cooled. The offices and common areas are air conditioned. An overhead crane system can be designed and installed in the hangar bay if it is a requirement.

The Joe Foss Hangar was constructed with an underground non-combustible steel drain system in the hangar floor, with trench drains to capture spilled oils and fuel. The underground plumbing system then flows to a sand oil separator to eliminate all oils and fuel from entering into the City's waste system.

The Joe Foss Hangar is outfitted with a gigabit local area network, a megabit internet connection, several permanent data jacks and wireless channel through the Cisco infrastructure and configured with WPA2 encryption. The router/firewall can be configured for our client's needs. The internet connection is 5 Mbps down and 5 Mbps upload speeds over our fiber optic infrastructure. The bandwidth can be increased, for a nominal fee, up to 100 Mbps down-load and upload. This facility also includes telephones with long distance and network printers with copy/scan and fax capabilities.

Airport tenants will enjoy sufficient parking spaces on-site. Parking spaces are available free of charge and accessible twenty-four (24) hours a day, seven (7) days a week. There is ample land available to develop additional parking as required.

YCAA's experience is that clients appreciate turn-key facilities. That is why the Joe Foss Hangar comes completely furnished, includes basis office equipment, AV equipment, fiber-optic data, telecommunications, building maintenance, custodial services, trash and pest control services without additional cost. Lease rates are negotiable based upon lease term. Electrical services are separately metered and available from Arizona Public Service.



# JOE FOSS HANGAR FEATURES & INFRASTRUCTURE

This turn-key, fully furnished facility hangar features:

- ➔ 36,646 SF rentable space
- ➔ Two 110'x110' hangar bays - 11,405 SF actual
- ➔ (4) workstations in each hangar bay with pneumatic air, 110/220v, 60 amp, 3 phase, data & phone. Suite 2 hangar bay includes 100 amp, 3 phase.
- ➔ 3,728 SF of separate office and shop space
- ➔ 7,126 SF of separate storage mezzanines
- ➔ Hangar door height of 19' 7 1/2" and hangar door with clearance of 98'4"
- ➔ Hangar floor supports aircraft up to 90,000-lbs
- ➔ Office and restrooms
- ➔ Fiber-optic broadband internet with Enterprise Cisco/Meraki wireless access points with coverage throughout the facility and on the ramp/apron.
- ➔ 5 Mb data up and down per suite, or 10 Mb total for the entire facility, additional data is available for a nominal fee.
- ➔ 192, 1Gb data ports through Cisco Catalyst switches per suite, every point can be on the same network or configured for multiple/different networks
- ➔ Private parking lot
- ➔ Hazardous materials and trash disposal
- ➔ Foreign Trade Zone # 219
- ➔ (2) taxiway entries with direct access to runway 3L/21R (13,300')
- ➔ 24 hours per day/ 365 days a year access
- ➔ Controlled access - easy on/off airport
- ➔ Aprons and taxiways rated for aircraft of any size
- ➔ Hangar doors monitored with photoelectric sensors that when armed, sounds instant alarm and strobe light if triggered
- ➔ GPU Light plant
- ➔ Riding industrial floor scrubber
- ➔ Fully functional engine run area, complete with a blast shield and sound deflector
- ➔ Mil-Spec secured perimeter and remote access CCTV on each corner of the facility
- ➔ No parking or landing fees





YUMA INTERNATIONAL AIRPORT



# OPPORTUNITY AWAITS.



## VETERANS WORKFORCE OPPORTUNITY TAX CREDIT

The credit ranges from \$2,400-\$5,600 per new hire.

## INCOME TAX CREDITS UP TO \$9,000 FOR EACH QUALIFYING NEW JOB

Provides per-employee tax credits of \$3,000 per year for up to three years.

## \$1.5 MILLION IN REIMBURSABLE GRANTS TO TRAIN EMPLOYEES

Award amounts range from \$2,000 to \$8,000, per position, depending upon company size and location.

## FOR MORE INFORMATION CONTACT:

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## AZ QUALIFIED FACILITIES PROGRAM

Offers a refundable income tax credits.

## FOREIGN TRADE ZONE #219

Duty and tariff elimination or reduction plus Arizona offers up to an 80% reduction in state real and personal property taxes by operating in a federally qualified Foreign Trade Zone.

Detailed information about benefits of doing business in the Defense Contractor Complex is available at [www.defensetesting.com/benefits.htm](http://www.defensetesting.com/benefits.htm)

